



The Glen Echo

Newsletter of Fairlington Glen

June 2018

You've Got Questions; We've Got Answers

When you purchased your home in Fairlington Glen, you became a co-owner in a condominium association. Or, when you rented your home in Fairlington Glen, you became a resident in a condominium association. Either way, co-owners and renters often have questions about the community such as:

- *How do I pay my monthly condo dues?*
- *Do I need a variance for interior renovations?*
 - *When does the pool open?*

Don't rely on a Facebook page that isn't even operated by the Glen. Instead, search for the correct answers by asking the experts, and in Fairlington Glen you've got plenty of good options. You can always turn to your Court Rep, a committee member, a Board member, or the Glen's property manager. Important contact information for each is found toward the end of each issue of the *Glen Echo* and is posted on our website. Call or email them. Introduce yourself. Ask your questions and get the definitive answers.

In addition, you should consider checking the Glen's By-Laws and our Handbook. These two documents are valuable sources of information for every co-owner and resident. The By-Laws were established in 1975 when the property transitioned to condos and Fairlington Glen was born. The Handbook, which is updated often, offers important details about your home & the community, the condominium management, and the many amenities & resources available in the Glen. Being familiar with these documents is key to owning and living in our community.

The latest versions of the By-Laws and Handbook are found on our website at www.fairlington.org/glenindex.htm. So are a number of other important documents, notices, and info about the Glen. The website is also home to Board meeting minutes, previous issues of this newsletter, variance request forms, etc. Don't be afraid to ask questions, and don't be afraid to take the right steps toward getting the right answers.

Jay Yianilos / Editor

The *Glen Echo* is published monthly. Our editor is always looking for ideas or input. If you have something to put in the newsletter, please e-mail Jay Yianilos at jasonyianilos@yahoo.com.

The *Glen Echo* is published online each month on the Glen's website, at <http://www.fairlington.org/glennewsletters.htm>

To be notified by e-mail when the latest edition is published, with a link to the newsletter, give us your e-mail address by signing up for Glen Alerts via the Glen's website. Your e-mail address will be used only for official Glen business.

Pool Season Is Underway

POOL PARTY - The Glen's first pool party of the season is Saturday, June 9 from 4:00 to 7:00pm. In the event of rain, the rain date will be Sunday, June 10 from 4:00 to 7:00pm. Volunteers will be grilling hot dogs, hamburgers, and veggie burgers. And there will be a margarita machine for the adults. Please be sure to bring a dessert, salad and/or side dish to share. Also, please bring drinks for you and your family, but remember no glass containers are allowed at the pool. Whether you plan to swim or not, please join the fun. These parties are always a lot of fun and provide a great opportunity to meet & mingle with your neighbors.



POOL HOURS - You'll find a complete list of our 2018 pool hours on page 4 of this newsletter. Plus, the hours and our updated pool rules are also posted on the Glen's website at www.fairlington.org/glenindex.htm.

IDENTIFICATION - You MUST bring your unit's recreation pass to the pool each time you wish to use the pool.

- All residents shall sign in a daily log with their name, address, time of entry, number of residents, and number of guests.
- Brand new recreation passes for the 2018 season were delivered to each unit in the Glen during May. If you have any questions, please contact the pool committee.

Please remember, the Glen pool is for Glen residents and their guests ONLY!



PRIVATE SWIM INSTRUCTION GUIDELINES - The Glen Board of Directors adopted guidelines in 2016 for the use of private swim instructors at the Glen pool. Fairlington Glen members' private arrangements with non-member swim instructors are allowed, provided that:

- (1) the instructor is an eligible guest of the member employing him/ her, which requires, among other things, that the employing member be present in person while his/her guest is at the pool, i.e., no babysitting, delegation of role to juvenile family members, etc.;
- (2) the instructors observe the same rules governing pool usage that apply to members, in particular the usage of lap lanes;
- (3) the instruction does not take place on weekends; and
- (4) the following provisions on liability are observed: (a) all private instructors must provide proof of general liability insurance coverage with limits of not less than \$1,000,000 per occurrence and \$2,000,000 annual aggregate for the full benefit of Fairlington Glen ("the Glen"), with the Glen named as an additional insured under the terms of such coverage, and (b) private instructors must execute a hold-harmless agreement in favor of the Glen, including indemnification and defense provisions.

These guidelines and the indemnification form are posted on our website at www.fairlington.org/glenindex.htm.

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FAIRLINGTON GLEN POOL PARTY RULES (DURING POOL HOURS) - Recreation pass holders may request a party during pool hours. Parties may be limited to two per week. Requests for parties should be directed to the pool committee and will be scheduled at the discretion of the committee and the pool manager. The pool calendar will be posted at the pool. A non-refundable charge of \$25 will be assessed for parties during pool hours. The requester/recreation pass holder is responsible for abiding by the pool rules and also the following party rules:



- *The party is limited to 2 hours in duration. / Set-up is allowed 30 minutes prior to the party.*
- *Music must be kept at a reasonable level subject to the discretion of the pool manager or lifeguards.*
- *Food is allowed in the designated eating areas only (Code 24.1-59 from Arlington County Code/Chapter 24.1/Water Recreation Ordinance) and party holders will receive priority use of this space.*
- *The party is limited to a maximum of 25 people (this includes children).*

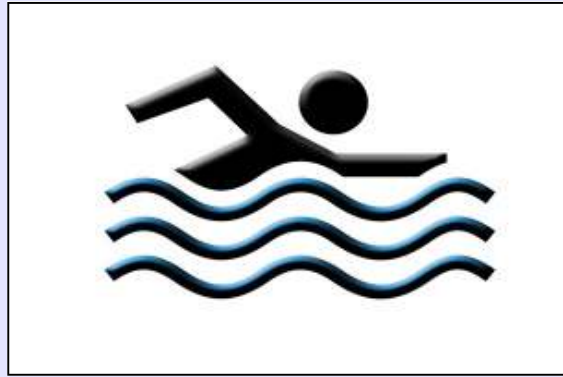
- *Only children under the age of 6 are permitted in the baby pool.*
- *The pool remains open for ALL Glen residents during the duration of the party.*
- *The requester/recreation pass holder is responsible for cleaning the party area and the trash collection after the party.*
- *Resident must speak with the pool guard/operator the morning of their pool party and provide the guard/operator with an emergency contact number in case of a pool emergency/closing.*

FAIRLINGTON GLEN POOL PARTY RULES (AFTER POOL HOURS) - Recreation pass holders may reserve the pool for parties after pool closing hours until 10:00pm. Parties may be limited to two per week. Requests for parties should be directed to the pool committee and will be scheduled at the discretion of the committee and the pool manager. The pool calendar will be posted at the pool. The requester/recreation pass holder will be charged a \$150 refundable damage deposit for use of the pool. A nonrefundable charge of \$50 will be assessed for parties after pool hours. The requester/recreation pass holder is responsible for hiring and paying for qualified lifeguards through the Glen's pool contractor and abiding by the pool rules and the following party rules:

- *The party is limited to 2 hours in duration and needs to be over by 10:00pm. / Set-up is allowed 30 minutes prior to the party.*
- *Music must be kept at a reasonable level subject to the discretion of the pool manager or lifeguards.*
- *Food is allowed in the designated eating areas only (Code 24.1-59 from Arlington County Code/Chapter 24.1/Water Recreation Ordinance).*
- *A minimum of one (1) guard is required (Code 24.1-61 from Arlington County Code/Chapter 24.1/Water Recreation Ordinance).*
- *The party is limited to a maximum of 50 people.*
- *The requester/recreation pass holder is responsible for cleaning the party area and the trash collection after the party.*

To schedule a party, please contact Kate Schneider at kturner_22@yahoo.com. Checks should be made out to FAIRLINGTON GLEN with "pool party" written on the memo line. Drop the check at 4316 S. 35th Street (Court 16).

Fairlington Glen 2018 Pool Hours



June	6/1 - 6/15	6/16 - 6/30
Monday	12n - 8p	10a - 8p
Tuesday	12n - 8p	10a - 8p
Wednesday	12n - 8p	10a - 8p
Thursday	12n - 8p	10a - 8p
Friday	12n - 8p	10a - 9p
Saturday	10a - 8p	10a - 9p
Sunday	10a - 8p	10a - 8p

July	7/1 - 7/9	7/10 - 7/31
Monday	10a - 8p	10a - 8p
Tuesday	10a - 8p	8a - 8p
Wednesday	10a - 8p	10a - 8p
Thursday	10a - 8p	10a - 8p
Friday	10a - 9p	8a - 8p
Saturday	10a - 9p	10a - 8p
Sunday	10a - 8p	10a - 8p

August	8/1 - 8/31
Monday	10a - 8p
Tuesday	8a - 8p
Wednesday	10a - 8p
Thursday	10a - 8p
Friday	8a - 8p
Saturday	10a - 8p
Sunday	10a - 8p

September	9/1 - 9/3	9/4 - 9/9	9/10 - 9/16
Monday	10a - 8p		closed
Tuesday	10a - 8p	closed	closed
Wednesday	10a - 8p	closed	closed
Thursday	10a - 8p	closed	closed
Friday	10a - 8p	3p - 8p	3p - 8p
Saturday	10a - 8p	10a - 8p	10a - 8p
Sunday	10a - 8p	10a - 8p	10a - 8p

Break-in Reported At Glen Maintenance Office & Pool

On the evening of Thursday, May 10, 2018, about a half dozen people, some of whom are Glen residents, allegedly broke into the Glen maintenance office and swimming pool in order to save a mother duck and her ducklings from drowning.

The Arlington County Police were called, but by the time the officer responded the ducks had been saved and the crowd had exited the facility. However, a police report was filed, and the Board consulted with legal counsel about the recovery of damage from the break-in.

In a situation like this, please contact Arlington County Animal Control and our property manager for help.



A mother duck and her ducklings at the Glen pool in 2015.

Common Elements Use Agreement



Policy Resolution 14-01 went into effect on July 15, 2014 after it was adopted by the Board for the use of common elements.

Specifically, this resolution deals with the temporary placement of items on the common elements including recreational items such as moon bounces or party tents. If you are planning a child's birthday party, a graduation party, or other gathering then you'll want to consult the resolution and seek permission to use the common areas for those purposes.

In addition, several residents have sought permission to temporarily place a POD in their parking space while they've been in the process of moving. Again, please fill out the Common Element Use Agreement and submit it for approval.

Information regarding Policy Resolution 14-01 can be found on our website at <http://www.fairlington.org/glenindex>.

Roof Replacement Underway

What began in 1993 with a study to make recommendations on the condition, maintenance needs, and estimated costs associated with maintaining our roofs will soon end in 2018 as the Glen completes its final round of roof replacement.

This year's partial roof replacement project got underway in May. Five half original Bangor roofs will be replaced with Vermont slate at a cost of \$360,052 (approved by the Board on 9/13/16 and funded from reserves). The work is being done by the James R. Walls Contracting Company, Inc.



The buildings receiving the half roof replacements are the front half of 3534-3544 S. Stafford Street (Court 13), the rear half of 3512-3522 S. Stafford Street (Court 13), the rear half of 4266-4274 S. 35th Street (Court 15), the front half of 4246-4254 S. 35th Street (Court 15), and the front half of 4236-4244 S. 35th Street (Court 15).

A project like this, while very necessary, will certainly create noise issues for residents. And then there's always the unsightly scaffolding that exists while the work is being done. We apologize for any inconveniences.

Exterior Painting To Begin In Courts 5-8



In March, the Board approved a contract with Kolas Contracting, Inc. of Alexandria in the amount of \$72,900 for exterior painting in Courts 5-8. That work is scheduled to get underway this month, so residents will soon see the painting crews setting up to paint.

The exteriors of our buildings are painted every four years, with four courts done per year on a rotating basis. The future schedule is: Courts 9-12 (2019), Courts 13-16 (2020), and Courts 1-4 (2021).

A separate contractor will come through at a later date to replace rotted or damaged wood on the front and rear of the buildings, unless the replacement is a co-owner responsibility, as with windows and their supporting structures.

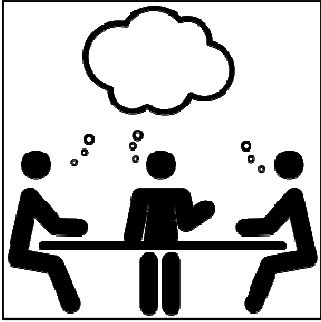
Cardinal Mgmt. Operating On Summer Hours

Just a reminder that Cardinal Management Group, Inc. maintains summer hours from Memorial Day through Labor Day. Their office is open Monday - Thursday from 8:30am to 5:00pm and Fridays from 8:30am to noon during the summer months.

Cardinal Management Group, our property management company, will be closed on July 4 and Labor Day.



Board Presidents Meet



On May 14, 2018 a representative from each of the seven Fairlington condominium association boards (Glen, Arbor, Commons, Green, Meadows, Mews and Fairlington Villages) and the one homeowners' association board (Fairlington Court) met at the Fairlington Community Center to share ideas and experiences and open a line of communication among the many boards.

Let's face it - there are eight separate associations within Fairlington, but we likely share many of the same contractors, concerns, and issues.

This initial meeting allowed the board members to get acquainted with each other and to discover the pressing issues facing each association. There were lively discussions about FiOS installations, opening of the pools, communications with all residents, the handling of violations, maintenance issues & costs, and of course trash & recycling.

Thora Stanwood, Glen Board President, was responsible for getting the group together, and she said they hope to stay in touch and to meet quarterly. Fairlington Citizens Association (FCA) President Guy Land has long wanted to restart conversations among the many Fairlington boards.

When It Comes To Recycling, Empty & Rinse

Our trash/recycling contractor, Capitol Services of Virginia, asks that you please:

- 1. Empty and rinse all food and liquids from plastics, aluminum, and metal cans; however, it is not necessary to remove the label.**
- 2. Don't scrub your recycling donations clean, but please take the time to empty their contents before you toss them into the bin.**

Neither Capitol nor the recycling center will clean these items for you, so as a result your food-filled recycling is just a wasted effort. Food contamination can cause an ENTIRE batch of recyclables to be rejected. Contaminated loads are not recycled, but rather dealt with the same as household trash.

Also, please do NOT recycle pizza boxes. Cardboard pizza boxes contain grease and food residue which make them not able to be recycled. Instead, place these items out with your regular household trash.

And don't forget, Styrofoam is NOT recyclable.

Many thanks for your attention to these recycling matters.



Primary Election Is Tuesday, June 12

Virginia will hold its dual party primary election on Tuesday, June 12, 2018. This means both the Democratic and Republican party primaries are taking place on the same day at the same time.

Polls in Virginia will be open that day from 6:00am to 7:00pm. Registered Glen voters cast their ballots at the Fairlington Community Center, located at 3308 S. Stafford Street. Be sure to bring your approved photo ID - a valid driver's license always works best.



There may be a bit of confusion at the polls, so please make note of the following. In Virginia, voters do not register to vote by political party. That means any voter may choose to vote in either party primary, but not both. When you check in at the polls on June 12 you will be asked if you're voting the Democratic or Republican primary ballot. You can only vote one ballot, and that choice doesn't mean you're a Democrat or a Republican.

All applications for an absentee ballot must be received by 5:00pm on Tuesday, June 5 AND returned and received by 7:00pm on Tuesday, June 12. In-person absentee voting continues thru Saturday, June 9 at Courthouse Plaza, located at 2100 Clarendon Boulevard in Arlington.

For more information, please visit <https://vote.arlingtonva.us/elections>.

Real Estate Taxes Are Due June 15



The first installment of Arlington County real estate taxes for 2018 is due Friday, June 15.

Real estate bills have already been mailed. Remember, you will not receive a bill if your taxes are paid from an escrow account through your mortgage. If you have a mortgage and have received a bill, please contact your mortgage company immediately.

When real estate is sold, responsibility for payment of taxes is worked out during settlement. If you've sold the property referred to on the tax bill and another person has assumed responsibility for payment, return the bill to the Treasurer's Office, 2100 Clarendon Blvd, Suite 201, Arlington, VA 22201, with any information you have about the new owner. Contact your settlement attorney with any questions regarding who is responsible for paying taxes on the sold property.

For more information on paying your real estate taxes, visit <https://taxes.arlingtonva.us> or call 703-228-3702.

Three Court Rep Volunteers Still Needed



The Court Representatives Group (CRG) continues to search for three new volunteers to fill long-time vacancies. If you live in Courts 1, 4, or 8 and want to become a volunteer in the Glen, then the CRG needs your help NOW! These three courts have been without Court Rep volunteers for more than a year.

Court Rep volunteers serve as the eyes and ears of their court by reporting maintenance issues and welcoming new residents. Court Reps are encouraged to maintain a court directory, including email addresses, so that important information can be shared with residents from time to time. Court reps should also familiarize themselves with the Glen's Handbook and Bylaws, both of which are posted on our website.

The Court Representatives Group (CRG) holds quarterly meetings. For more information, please contact Carol Goodloe at cagoodloe@comcast.net.

Arlington Public Library Seeks Your Feedback

Arlington Public Library has limited resources to begin with, and now the library is bracing for impending budget cuts that will further limit their resources. Arlington Public Library is facing a 17% decrease in the collections budget and therefore must make some tough decisions.



The Library is asking for your feedback about what services staff should protect from upcoming cuts and about what collections they will provide and maintain.

Please take a moment to provide your input by clicking the link and taking their survey. The survey will remain open through June 8, and the results will help guide decision making on library services going forward. Here's the survey link: <https://www.surveymonkey.com/r/collectionssurveyemail>

Enjoy Live Music In Shirlington



Every Thursday night this summer from June 14 to August 16 you can enjoy live, FREE music in Shirlington during the annual Shirlala Music Festival.

It all starts at 6:30pm at the Signature Theater/Library Plaza and continues until 8:30pm.

Make plans to pack up the kids and head to Shirlington or plan to meet your neighbors for a night of fun.

Throughout the summer there will be a variety of music and performers. See the schedule at the left.

Please note there will be no concert on Thursday, July 5 due to the week's Independence Day celebrations.

In the event of rain or thunderstorms, the shows are subject to cancellation.

FAIRLINGTON GLEN SUMMARY OF AUDIT OF CALENDAR YEAR 2017

– Maynard H. Dixon, Treasurer

The audit of 2017, prepared by Goldklang Group (Goldklang), our audit and tax consultant, was completed in May 2017, and its public portion will be published on the Glen's website. The operating account balances from the audit appear in the spreadsheet below. If you need more information or explanation, you can reach me via the Contact List at the back of this newsletter.

Bottom Line Results

The best measure of the Glen's financial health is its operating results (with bad debt expense included). The Glen has been consistently incurring an operating surplus. When the Glen accrues an operating surplus, we can contribute to our reserves. Whether we end-up contributing as much to our reserves as we budget depends on the size of our operating surplus. Even when there is an overall budget deficit (the bottom line of the spreadsheet below), our total members equity can grow if our contributions to reserves exceed our expenditures *from* reserves.

In 2017, we had an *operating* surplus of \$658,046.34 = [\$1,590,261.88 (Revenues) - \$932,215.54 (Operating Expenses)], in comparison to the 2016 operating surplus of \$610,705.58 and the 2015 operating surplus of \$585,730.23 (from last year's spreadsheet). We earned this surplus despite a big increase in maintenance expenses. A big part of this surplus was due to higher interest income, which is explained in greater detail below.

As shown in the bottom line of the spreadsheet below, the Glen also incurred an *overall budget* surplus (reflects reserve accounts) of \$24,726.01 in 2017. This surplus partially offset prior years overall budget losses of \$18,577.35 in 2016 and \$22,345.12 in 2015. Due to the overall budget losses in 2016 and 2015, our contingency reserve declined, and it would have declined more if we had not made regular monthly contributions. Due to our overall budget surplus in 2017, we have surplus funds available to add to reserves, and I will recommend that they be added to our contingency reserve to offset its shrinkage due to prior year losses. Here are the highlights of the audit, with the numbers in the discussion rounded to the nearest dollar:

Revenues

- Interest. An important part of our finances is the interest earned on Glen reserves reported in Account 30270. In 2016, the Glen earned \$7,729, in comparison to the \$5,867 earned in 2015, the \$3,882 earned in 2014, and the \$7,053 earned in 2013. There are opposing forces at work. The Glen's reserves continue to grow. But the effect of their growth has, until recently, been offset by decreasing interest rates, which, in turn, have been due to the Federal Reserve Board's policy of keeping interest rates low to stimulate the economy.

In 2017, the Glen earned a much larger \$18,694. The main reason is that, in mid-2017, the Glen transferred its available reserves from scattered, hard-to-manage accounts in 4 local banks and a Vanguard money market fund to Morgan Stanley Investments. Morgan Stanley invests our funds in CD's of varying durations, constrained by the Glen's liquidity requirements, which depend on our estimates of when reserve funds will be spent. Another reason for the increased interest is that the Federal Reserve Board is starting to end its policy of keeping interest rates low.

We can expect better results in 2018. Our funds will have been in Morgan Stanley for an entire year, Morgan Stanley will have more funds to invest due to planned additions to our reserves to bring them closer to full funding, and interest rates are expected to rise further in 2018. Kudos to our property manager Candace Lewis for nudging us into our new investment management plan.

- Bad Debt Recovery. In 2017, the Glen received \$8,066 revenue that was coded to Account 30290 Bad Debt Recovery and \$3,155 revenue that was coded to Account 51092 Legal Fee Reimbursement. In late 2016, the Glen settled a major overdue account that had been active since 2011, and the recovery was coded to 2017. Unfortunately, in early 2018, the owner fell back into delinquency, so the year 2018 may see more major activity in these accounts.

Our delinquent account list has always been low. One reason is that the Glen has a vigorous dues collection program that recovers assessments that are overdue and a substantial portion (up to what the courts allow) of the legal fees spent to recover them. Another reason is that we are in a prosperous area. Unfortunately, an occasional owner will choose to remain in delinquency and bear the cost of collection defense rather than move to a new location that is more affordable by that owner.

Operating Expenditures

In 2017, our total operating expenses were \$932,216, which were: (a) \$17,961 less than our budgeted operating expenses of \$950,177; and (b) \$6,202 more than the \$926,014 spent in 2016. Here are the highlights:

- Administrative. Our 2017 Total Administrative Expense of \$142,310 was almost exactly equal to our budgeted \$142,147 and slightly less than the \$145,848 spent in 2016.
- Employees. Our 2017 total payroll-related expense of \$135,925 exceeded our budgeted \$132,822 \$132,304 spent in 2016, but these overages were minor in comparison to last year.

A major part of the payroll budget overage was due to an increase in our employee health insurance expense from \$21,414 to \$27,044. We provide high benefit coverage. In 2014, when our employees became unable to piggyback under the plan of Cardinal Management, we provided substitute small group coverage of the same quality. Unfortunately, the cost of small group policies like ours has been increasing faster than other types of coverage. There is hope for future lower employee health care costs. In 2018, the annual increases in the cost of our small group coverage finally began to moderate. The cost of our employees' coverage will decline substantially as their now adult children turn age 26.

- Water/Sewer. The Glen's Account 71010 water/sewer expenditure of \$180,489 in 2017 was \$3,356 under the \$183,845 spent in 2016 and \$1,156 under the \$181,645 budgeted for 2017. In recent years, unexpected declines in this expense have been offsetting increases in other expenses. The steady declines in this expense have been tapering off. As this happens, this account will no longer provide a large cushion to offset unexpected over-budget expenditures in other accounts.

- Painting and Carpentry. A huge problem area continues to be painting and carpentry. In 2017, we replaced Account 61025 Painting and Decorating with separate Accounts 61360 Exterior Painting and 61284 Carpentry. In 2017, the total of the separate Accounts 61310 Exterior Painting and 61284 Carpentry was \$115,320, in comparison to the \$91,142 that was budgeted. In 2016, the old Account 61025 Painting and Decorating accrued expenses of \$72,763, in comparison to the \$67,500 budgeted in 2016 and the \$71,903 spent in 2015.

We expected painting and carpentry expenses to grow as the community aged, but they have been growing faster than anticipated because we are now (1) using higher quality painting contractors, (2) doing unanticipated catch-up carpentry work, and (3) trying to spot needed work before damage results. Our need for catch-up carpentry work is in large part due to (a) our past use of painting contractors whose surface preparation was inadequate and (b) carpenters (sometimes subcontractors of the painters) who turned to lower quality wood when hard wood became expensive in prior decades. Our more expensive carpentry work also reflects our 2016 decision to gradually replace wood with PVC as repair needs are detected, after observing that our painted wood blends well with newly installed PVC. We will hope to continue using higher quality painting contractors. These expenses can be expected to trend downward as catch-up work ends and we gradually replace wood with PVC, which doesn't rot or require painting.

- Roof Repairs. Our 2017 expenditure of \$28,425 for Account 61460 Roof Repairs substantially exceeded our budgeted \$10,500 and the \$11,939 that was spent in 2016. We can expect these repairs to grow as our older Vermont slate roofs age. We have also begun catch-up repair work that is identified cyclically and checked for quality by our engineering firm. We do not use budget roofing contractors who work quickly, employ less skilled labor, and are not supervised by detailed specs.

- Damage Claims. Account 61370 Damage Claims is used to record: (1) Glen claims against insurance companies, or other outside businesses; (2) Glen claims against residents; and (3) amounts paid to reimburse residents for damage for which the Glen is responsible under its Bylaws, most of which is damage resulting from defects in the common elements. Damage claims are difficult to budget because they in part driven by unpredictable events like weather and negligence. Unsure of how to handle these difficulties, we have been budgeting this account at zero.

In recent years, however, our damage claims balances have developed a positive trend. One explanation may be that the Glen has taken greater care to see that the account is used for purposes (2) and (3), above, rather than only for purpose (1), which reflects unpredictable events and sometimes carry-over effects from prior years. Another explanation may be that we have become diligent to avoid improperly coding expenditures to reimburse owners to accounts used to record repairs to Glen-owned property. Because these changes render positive balances in this account increasingly likely over the long term, we no longer budget this account at \$0.00. This ensures that we will be able to recover at least some of these expenses over the long term.

In 2017, there was much offsetting activity in this account, as new claims were paid by the Glen and prior claims were reimbursed, but we ended the year with a rare but most beneficial negative balance of **(\$2,299)**, in comparison to the 2016 positive balance of \$9,843. This was mainly due to a decision made by a nearby business, against which we have a legal claim of ground water pollution, to reimburse the Glen for associated costs without contesting them in litigation.

Reserve Contributions

- **Replacement.** In 2017, the Glen contributed \$624,920 (budgeted contribution + interest) to replacement reserves. This exceeded the \$336,988 in depreciation that our 2013 reserve study (posted on our website) estimated would occur in 2017. This reduced the funding deficit inherited from prior decades and brought us closer to full funding of our reserves (reserves = accrued depreciation). For discussion of the many benefits of fully funded reserves, see my article on the budget in the August 2017 *Glen Echo*.
- **Contingency.** Our contingency reserve is a self-insurance mechanism protecting our operating funds from unanticipated, unbudgeted developments such as storm damage. Without an adequate contingency reserve, an association would face special assessments, dipping into replacement reserves, or unplanned dues increases if current expenses exceeded budget.

In 2017, the Glen contributed \$8,400 to its contingency reserve, in comparison to the \$3,600 contributed in 2016. This year, I will recommend that the Board transfer the Glen’s 2017 cash surplus to its contingency reserve to supplement its planned contributions. This will partially offset declines resulting from our deficits 2015 and 2016.

Reserve Disbursements

In 2017, we disbursed \$417,518 from reserves, in comparison to the \$180,545 disbursed in 2016, the \$758,930 disbursed in 2015, and the \$127,869 disbursed in 2014. **Note:** Fluctuation in annual disbursements can reflect cross-year delays in payments under prior contracts as well spending fluctuation. The reported fluctuation would be less if the auditor reported reserve spending on an accrual basis, but a cash disbursement basis is easier to track.

Balance Sheet

The Glen ended 2017 with an increase in its Total Members Equity [Replacement Reserve + Contingency Reserve + Unappropriated Members’ Equity (other cash funds)] of \$233,358 = \$2,744,411 (2017) - \$2,511,053 (2016). Despite our overall budget losses in 2016 and 2015, our contributions to reserves were large enough in each of these years for us to end them with increases in the Gen’s Total Members Equity. In 2016, the increase in the Glen’s Total Members Equity [Replacement Reserve + Contingency Reserve + Unappropriated Members’ Equity (other cash funds)] = \$383,467 = \$2,511,053 (2016) - \$2,127,586 (2015). This compares favorably with the 2015 equity increase of \$183,204 and the 2014 equity increase of \$79,968.

MANAGEMENT	ACCOUNT	2016	2017	2017
ACCOUNT	NAME	Balance Audit	After Budget	After Audit
	INCOME			
30100	Assessment Income	1,521,516.00	1,562,652	1,561,932.00
30270	Interest	7,728.93	5,539	18,694.33
30290	Bad Debt Recovery	5,569.46	0	8,065.55
30171	Late Fees	1,625.00	1,776	1,000.00
30190	Pool Income	255.00	375	400.00
30260	Misc. Income	25.00	0	170.00
	Total Income	1,536,719.39	1,570,342	1,590,261.88

	ADMINISTRATIVE and MISCELLANEOUS			
51020	Postage	164.14	292	400.67
51030	Office Expense	781.55	1,598	980.43
51031	Copying/Printing	1,785.06	1,082	2,478.70
51050	Training & Education	30.00	253	0.00
51250	Entertainment & Social	84.82	100	89.77
51500	Misc. Expense	1,059.97	3,365	3,322.09
51550	Misc. Administrative	10,508.22	8,989	14,558.95
51110	Auditing, Taxes, and Accounting	6,750.00	6,750	6,850.00
51090	Legal Fees	19,933.77	15,000	12,904.44
51092	Legal Fee Reimbursement	(4,193.61)	(2,500)	(3,115.50)
51120	Management Fee	71,302.38	75,950	75,353.64
51106	Professional Fees	33,910.50	27,765	24,785.25
51000	Telephone & Related	3,730.99	3,503	3,701.64
	Total	145,847.79	142,147	142,310.08
71050	INSURANCE	73,471.75	76,700	71,576.68
	EMPLOYEES			
61420	Maintenance Payroll	91,754.05	90,642	92,933.93
61301	Fed. FICA Tax	5,777.53	5,806	5,539.07
61308	Fed. Medicare Tax	1,167.06	1,358	1,345.79
61302	VA Unemployment Tax	27.20	96	20.80
61303	Fed. Unemployment Tax	84.00	90	84.00
71070	Group Insurance [Health]	21,414.60	23,130	27,044.34
61300	Payroll Administration	6,761.37	5,900	6,790.16
61360	Uniforms	479.41	300	941.58
61431	Temporary Help	4,838.91	5,500	1,225.00
	Total Payroll	132,304.13	132,822	135,924.67

	UTILITIES			
71030	Electricity	9,304.70	10,039	9,852.22
71010	Water/Sewer	183,844.77	181,675	180,489.01
	Total Utilities	193,149.47	191,714	190,341.23
	POOL COMPLEX			
61150	Pool Contract	36,850.00	37,587	37,587.00
61145	Pool Repair and Maintenance	6,644.66	17,866	5,578.28
61156	Pool Furniture	7,204.30	1,100	1,090.74
51258	Pool Committee	2,302.45	2,300	2,409.93
	Total Pool Complex	53,001.41	58,853	46,665.95
	LANDSCAPING			
61180	Landscaping Maintenance Contract	70,202.76	71,607	73,812.00
61188	Tree Service	26,971.50	23,750	9,188.24
61560	Landscape Improvements	13,933.48	24,250	17,165.64
	Total Landscaping	111,107.74	119,607	100,165.88
	REPAIRS & MAINTENANCE			
61025	Painting and Decorating	72,763.41	Discontinued	Discontinued
61310	Exterior Painting		72,544	90,999.99
61284	Carpentry		18,598	24,320.00
61200	Property Repairs	30,468.68	32,000	21,332.92
61460	Roof Repairs	11,939.38	10,500	28,425.50
61010	Vehicle Expenses	814.69	1,011	781.26
61247	Playground Equipment	0.00	1,500	0.00
61370	Damage Claims	9,843.17	9,000	(2,298.64)
	Total Repairs & Maintenance	125,829.33	145,153	163,561.03

	SERVICES PROVIDED MAINLY BY CONTRACT			
61240	Exterminator	3,703.00	3,995	2,943.00
61581	Snow Removal	20,459.50	9,200	4,920.00
61250	Trash Removal	66,935.64	67,595	67,482.12
	Total Contracts	91,098.14	80,790	75,345.12
50400	BAD DEBTS EXPENSE	41.05	0	4,092.90
	INCOME TAX ACCOUNTS			
71140	Income Taxes	163.00	2,391	2,232.00
95000	Provision for Income Taxes			
	TOTAL EXPENSES	926,013.81	950,177	932,215.54
	RESERVE CONTRIBUTIONS			
90000	Replacement Reserve	617,954.00	606,226	606,226.00
90005	Replacement Reserve Interest	7,728.93	5,539	18,694.33
	Contingency Reserve Accounts Used			
90032	--Transfer to Reserves Phase II			
90061	--Contingency Reserve	3,600.00	8,400	8,400.00
	Total Reserve Contributions	629,282.93	620,165	633,320.33
	GRAND TOTAL EXPENSES	1,555,296.74	1,570,342	1,565,535.87
	SURPLUS (DEFICIT)	(18,577.35)	0	24,726.01

Fairlington Glen Contact List (June 2018)

BOARD OF DIRECTORS: Meets second Tuesday of the month

President	Thora Stanwood	3551 S. Stafford, #A1	703-998-7812	thorastanwood@gmail.com
Vice President	Bill Layer	4110 S. 36th	703-933-9197	wlayer@aol.com
Treasurer	Maynard Dixon	4316 S. 35th	703-379-9786	MaynardDixon@verizon.net
Secretary	Bill Worsley	4314 S. 35th	571-290-4165	wdworsley@gmail.com
At Large	Lee Henry			henryleejeff@gmail.com

COURT REPRESENTATIVES GROUP (CRG): Meets as called

Chairperson Carol Goodloe (Court 10)

1 (27 units)

VOLUNTEER NEEDED

2 (26)	Thora Stanwood	3551 S. Stafford, #A1	703-998-7812	thorastanwood@gmail.com
3 (27)	Ellen O'Connor	3565A S. Stafford	530-219-0159	eoconnor27474@gmail.com
4 (23)				VOLUNTEER NEEDED
5 (17)	Florence Ferraro	4118 S. 36th, #B2	703-927-6950	fdferraro1@verizon.net
6 (24)	Jeremy Wiedemann	4172 S. 36th	323-434-3260	jmwiedemann@gmail.com
7 (16)	Anna Reilly	4204 S. 36th, #B1	202-441-2029	anna-reilly@hotmail.com
8 (16)				VOLUNTEER NEEDED
9 (22)	Roxanne Sykes	3513 S. Utah	703-567-4865	roxannesykes@comcast.net
10 (25)	Carol Goodloe	4343 S. 36th	703-379-7260	cagoodloe@comcast.net
11 (22)	Bob Patrician	4229 S. 36th	703-379-5379	bob1.patrician@gmail.com
12 (22)	Robert Wilson	3576 S. Stafford	703-578-4972	tunaan@verizon.net
13 (23)	Charlie Robbins	3534 S. Stafford	703-907-9842	cbrobbins63@gmail.com
14 (14)	Ellen McDermott	4206 S. 35 th	703-575-7864	ellenmcdermott@yahoo.com
15 (36)	Mike Hahn	4270 S. 35th, #A2	703-578-3138	mhahn10262@cs.com
16 (12)	Maynard Dixon	4316 S. 35th	703-379-9786	maynarddixon@verizon.net

Other Coordinators and Committee Chairs:

Archivist	Margaret Windus	3525B S. Stafford	703-379-1718	bowindus@gmail.com
Basketball	Patrick Murray	4144 S. 36th	703-931-7178	pgmurray@att.net
Finance	Maynard Dixon	4316 S. 35th	703-379-9786	MaynardDixon@verizon.net
Glen Echo	Jay Yianilos	3570 S. Stafford, #B1	703-888-1826	jasonyianilos@yahoo.com
Landscape	Barbara Dean			glenlandscaping@gmail.com
Pool	Monica Wiedemann	4172 S. 36th	805-807-9237	msovero@yahoo.com
Tennis	Will Smith	3525 S Utah	703-578-1076	willregina@verizon.net
Variance	Greg Lukmire	4234 S 35th	703-578-4844	glukmire@verizon.net
Yahoo	Alison Trimble	4280 S 35 th	703-931-7096	alison@comcast.net
On-Site Staff	María Castro and Nelson Ordoñez		703-820-9567	fairlingtonglenstaff@hotmail.com
Property Manager	Candace Lewis, Cardinal Management Agent		703-565-5244	c.lewis@cardinalmanagementgroup.com

EMERGENCY NUMBER (after business hours and on weekends and holidays) **866-370-2989**

NOTE: *The Glen does not retain contractors for, or allow staff to undertake, repairs that are a co-owner responsibility under its Bylaws (such as sink back ups), absent emergency where the co-owner is unable to act (disabled, out-of-town, etc.).*

June 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 Pool Open 12pm-8pm	2 Pool Open 10am-8pm Bulk Trash Pick Up
3 Pool Open 10am-8pm	4 Pool Open 12pm-8pm	5 Pool Open 12pm-8pm	6 Pool Open 12pm-8pm	7 Pool Open 12pm-8pm	8 Pool Open 12pm-8pm	9  Pool Open 10am-8pm Pool Party 4-7pm
10 Pool Open 10am-8pm	11 Pool Open 12pm-8pm	12 Pool Open 12pm-8pm Board Meet- ing - 6:30p/ FCC	13 Pool Open 12pm-8pm	14 Pool Open 12pm-8pm Landscape Meeting - 7:15p/FCC	15 Pool Open 12pm-8pm	16 Pool Open 10am-9pm
17  Pool Open 10am-8pm	18 Pool Open 10am-8pm	19 Pool Open 10am-8pm	20 Pool Open 10am-8pm	21 Pool Open 10am-8pm	22 Pool Open 10am-8pm	23 Pool Open 10am-8pm
24 Pool Open 10am-8pm	25 Pool Open 10am-8pm	26 Pool Open 10am-8pm	27 Pool Open 10am-8pm	28 Pool Open 10am-8pm	29 Pool Open 10am-8pm	30 Pool Open 10am-8pm

July 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Pool Open 10am-8pm	2 Pool Open 10am-8pm	3 Pool Open 10am-8pm	4  Pool Open 10am-8pm	5 Pool Open 10am-8pm	6 Pool Open 10am-9pm	7 Pool Open 10am-9pm Bulk Trash Pick Up
8 Pool Open 10am-8pm	9 Pool Open 10am-8pm	10 Lap Swim 8-10a Pool Open 10am-8pm Board Meets - 6:30p/FCC	11 Pool Open 10am-8pm	12 Pool Open 10am-8pm Landscape Meeting - 7:15p/FCC	13 Lap Swim 8-10a Pool Open 10am-8pm	14 Pool Open 10am-8pm
15 Pool Open 10am-8pm	16 Pool Open 10am-8pm	17 Lap Swim 8-10a Pool Open 10am-8pm	18 Pool Open 10am-8pm	19 Pool Open 10am-8pm	20 Lap Swim 8-10a Pool Open 10am-8pm	21 Pool Open 10am-8pm
22 Pool Open 10am-8pm	23 Pool Open 10am-8pm	24 Lap Swim 8-10a Pool Open 10am-8pm	25 Pool Open 10am-8pm	26 Pool Open 10am-8pm	27 Lap Swim 8-10a Pool Open 10am-8pm	28 Pool Open 10am-8pm
29 Pool Open 10am-8pm	30 Pool Open 10am-8pm	31 Lap Swim 8-10a Pool Open 10am-8pm				